



Los Colobos

Carolina, PR

San Juan-Bayamón-Caguas (PR)



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AERIAL



GROSS LEASABLE AREA (GLA)	579,051 SF
PARKING SPACES	2,906
PARKING RATIO	5.02 per 1,000 SF



DENSITY AERIAL



Property Overview

Los Colobos is a strong shopping center in Carolina, Puerto Rico. The center offers great access and visibility from PR 3.

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■ Available ● Curbside Pick-up



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Ross Dress for Less	24,046	14 Sally Beauty Supply	2,000	34 Exentrix	1,500
1A Goodwill	31,664	15 Sola Salon Studios	3,200	35 Liberty	2,500
1B Max's	99,577	16 Marco's Pizza	2,400	36 Subway	1,392
2 Me Salve	4,500	17 Modern Nails	1,500	37 Max	10,000
3 Pasta To Go	1,787	18 CosmoProf	3,000	38 Libreria Christiana Huellas	2,000
3A Max Office	2,059	19 GNC	2,000	39 IHOP	4,000
3E Dr. Jose Rivera Gregory	1,378	20 All Ways 99	4,800	40 Pep Boys	19,673
3F Available	5,261	21 Fi Wah Chinese Restaurant	1,638	41 Pollo Tropical	3,529
3H Dr. Jose Hernandez Loring	2,123	22 Metro by T-Mobile	2,500	42 Tijuanas Bar and Grill	4,902
3J Centro Quiropractico Los Colobos	967	23 Boom Boom Jeans	3,500	43 Oriental Bank	2,925
4 La Nueva Era	5,500	24 La Gloria	2,400	44 McDonald's	6,000
5 Nosan	5,000	25 Burlington	30,000	45 Starbucks Coffee	2,000
6 Available	9,600	26 Marianne & Marianne Plus	6,000	46 Tropical China Restaurant	1,600
7 LGF - Lifestyle & Great Fashion	4,200	27 Fu Hou Buffet II	6,300	47 KFC	2,500
8 Planet Fitness	23,500	28 Papa Johns	1,950	48 Taco Bell	2,500
9 Econo Rial	56,372	29 Yogen Fruz	2,050	49 Ponderosa	6,000
10 Home Depot	109,800	30 Rent Express by Berrios	4,000	50 Chili's	6,000
11 PetSmart	16,019	31 Puerto Rico Telephone Company/Claro	1,458	51 Burger King	3,529
12 Available	2,800	32 Laboratorio Clinico Los Colobo	2,542	52 Baskin Robbins	1,431
13 Available	3,500	33 Optima Vision	2,500	60 Take 5 Oil Change	1,738

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

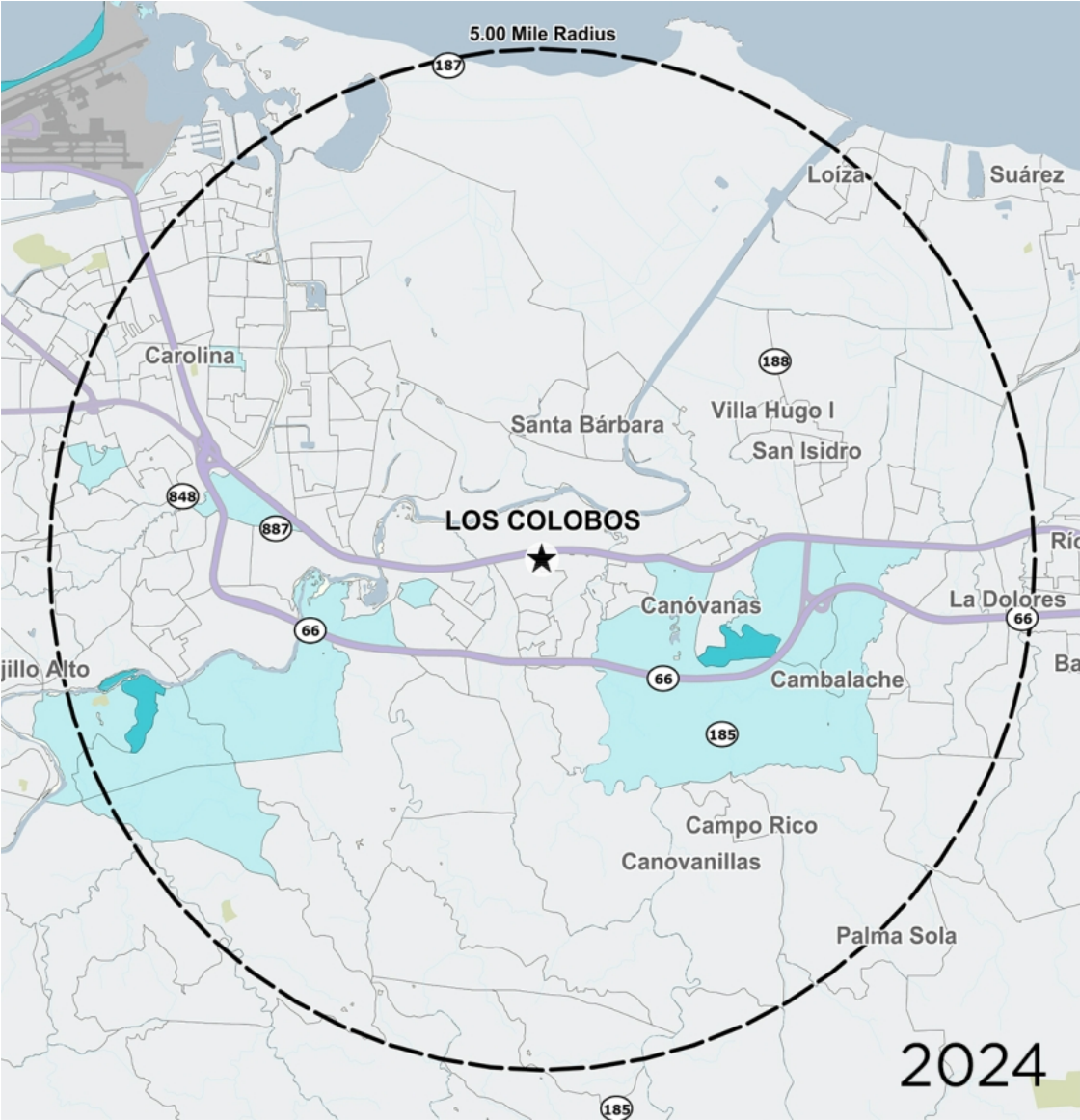
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COMPETITION MAP



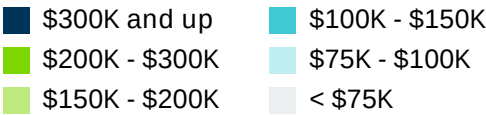
by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,102	70,449	191,261
Households	5,325	28,007	76,833
Average HH Income	\$52,372	\$49,027	\$48,034
Median HH Income	\$41,488	\$35,086	\$34,462
Per Capita Income	\$21,362	\$19,556	\$19,365

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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PR-874 & PR-3, Carolina, PR



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